



STATE OF VERMONT  
Division for Historic Preservation  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	152 N. Prospect St.
COMMON NAME:	
FUNCTIONAL TYPE:	residence
OWNER:	Harvey L. Rose
ADDRESS:	152 N. Prospect St. Burlington, Vt.
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
  - a. Wood Frame: Post & Beam ☒ Balloon ☐
  - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
  - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:
4. Roof Structure
  - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
  - b. Other:
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☒ Wings ☐ Bay Window ☒ Other:  
Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2 1/2

Number of Bays:

Approximate Dimensions:

SURVEY NUMBER:

152 N. Prospect St

NEGATIVE FILE NUMBER:

78-A-114

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

H. L. Moore

PRESENT USE: residence

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

STYLE: Greek Revival

DATE BUILT:

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

# ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Rectangular block with gable end to street; rear ell; canted one story bay window on south elevation.

Fenestration - 3 x 5, 12/8 sash on main block; modern large rectangular window on ell.

Entrance - One story entrance porch is supported by 2 Doric columns; plain 6 "recessed" panelled door.

Cornice - Boxed with partial return in gable end.  
Pilaster strips at corners of building.

## RELATED STRUCTURES: (Describe)

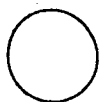
## STATEMENT OF SIGNIFICANCE:

This simple workers' home was probably built at mid-nineteenth century, perhaps as one of a row of identicle-looking houses which businessman Harry Bradley built along this stretch of North Prospect (then Gough) Street, which appear on the 1853 map. Undoubtedly built as rental properties, they were related to the enclave of similar small, Greek Revival workers' homes built on upper North St. in the 1840's (see #'s 392, 406, 418, 422, 431, and 439-41 North St.). In 1869 this house was a rental property owned by O. A. Dodge, president of the First National Bank. From 1871 to the turn of the century it was the home of Horace Moore, a retired farmer. A classic example of vernacular Greek Revival housing, it is relatively unchanged in appearance. Since its construction, and is the only survivor of worker's housing of the mid 19th century on this street. One of the original houses on North Prospect, it represents the earliest of styles found on the street, and is essential in maintaining the residential profile of the area.

## REFERENCES:

Burlington City Directories, Burlington City Maps 1853, 1869, 1890, Burlington Bird's Eye View 1877, Sanborn Insurance Maps.

## MAP: (Indicate North in Circle)



## SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐  
Scattered Buildings ☐  
Moderately Built Up ☒  
Densely Built Up ☐  
Residential ☒ Commercial ☐  
Agricultural ☐ Industrial ☐  
Roadside Strip Development ☐  
Other:

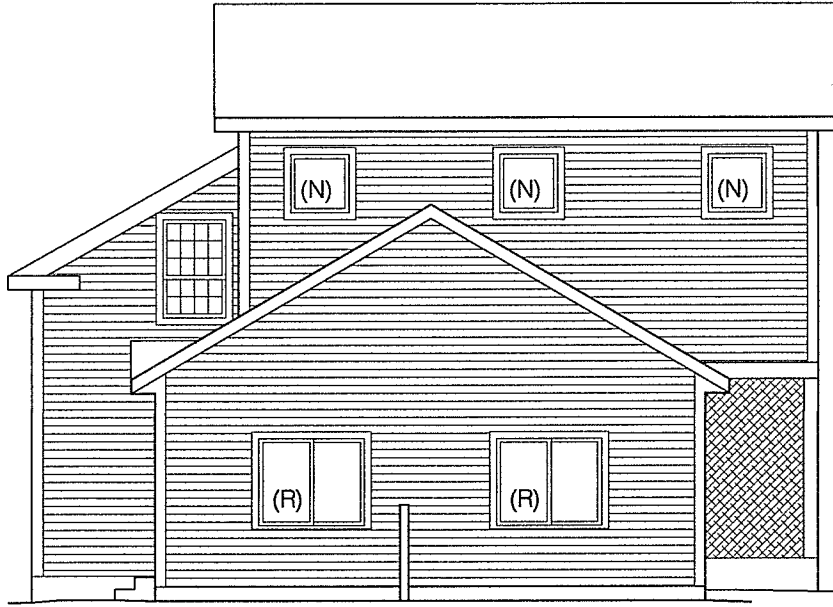
RECORDED BY:  
Gloria Scott

ORGANIZATION:  
VT. Div. for Historic Preservation

DATE RECORDED:

RECEIVED  
JAN 25 2016

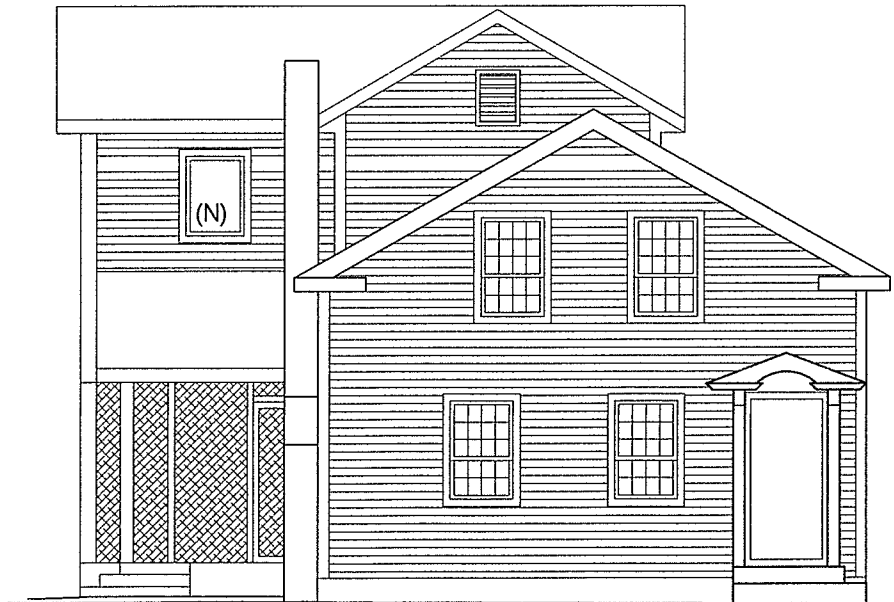
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PLANNING & ZONING



3

## EAST ELEVATION WITH GARAGE

SCALE: 1/8" = 1'



1

## PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'

NOTES;  
(N) - NEW WDW/DR  
(R) - RELOCATED  
EXISTING WDW/DR

**A-4**

ZONING DRAWINGS  
JANUARY 19, 2016

HAWKINS-HILKE RESIDENCE  
152 NORTH PROSPECT STREET  
BURLINGTON, VT

**studioblue**  
ARCHITECTURE

802.540.0484

## Scott Gustin

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**From:** Donna Church <donna@studiobluearchitecture.com>  
**Sent:** Friday, February 12, 2016 1:08 PM  
**To:** Scott Gustin  
**Cc:** Jens Hawkins-Hilke; Annika Hawkins-Hilke  
**Subject:** 152 North Prospect St  
**Attachments:** 152 N Prospect St.pdf

Hi Scott,

Here is the additional information for 152 N Prospect St. I have included a reference site plan photo with the massing of some of the neighbors. You will see the model of the proposed addition in the context of the neighbors and photos of the neighbors. Please note that the property is heavily wooded, whether summer or winter as shown. And the neighboring houses are much larger than the existing house of my client. This is evident by the fact that the proposed addition of (2 stories) has a peak that is +/- 5'-0" lower than the neighboring house peaks.

You mentioned a concern that the main part of the house should not have an addition taller than the existing. Which in general I agree with and you see throughout Burlington as most of the housing stock that has been developed was created with houses that are quite large, especially the neighborhood my client resides in. But in the case of my clients' home, it is quite small, only 1 1/2 stories for the main body of the house. I have included a series of photos showing houses that are in Burlington that have smaller homes that have been added on to or have a larger body of the house, behind the front portion. The addition we are proposing seems to be similar to these situations.

Please let me know if there are any other concerns that you have that I can address. I can provide a paper copy if you prefer, just let me know.

Take care,  
Donna

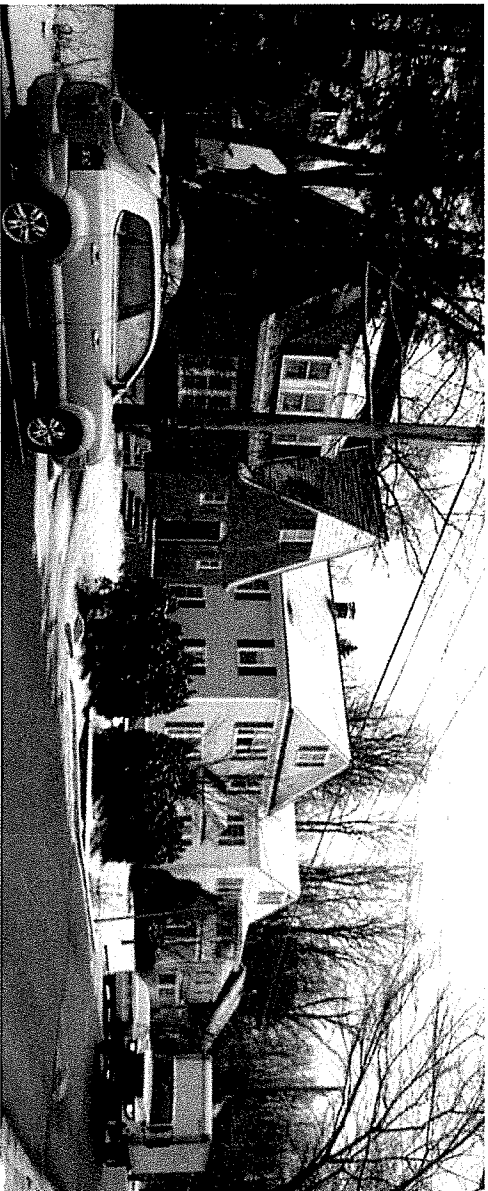
studioblue Architecture  
182 main street  
second floor  
burlington, VT 05401  
802.540.0484  
www.studiobluearchitecture.com



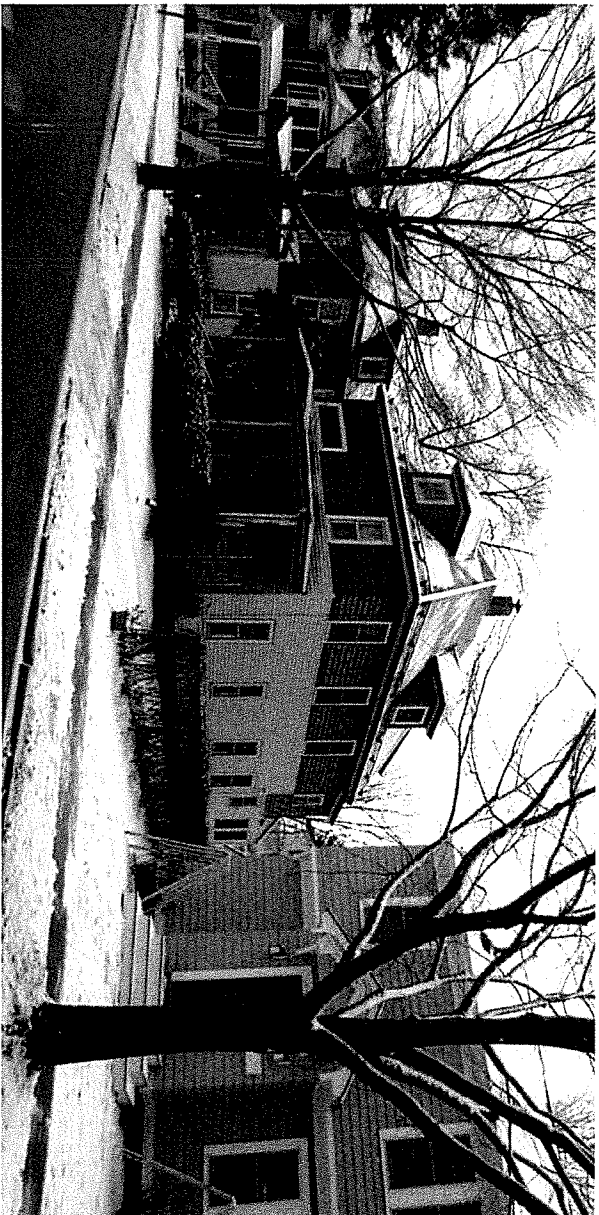
PROPOSED SITE PLAN

HAWKINS-HILKE RESIDENCE  
 152 N PROSPECT ST, BURLINGTON, VT  
 FEBRUARY 11, 2016

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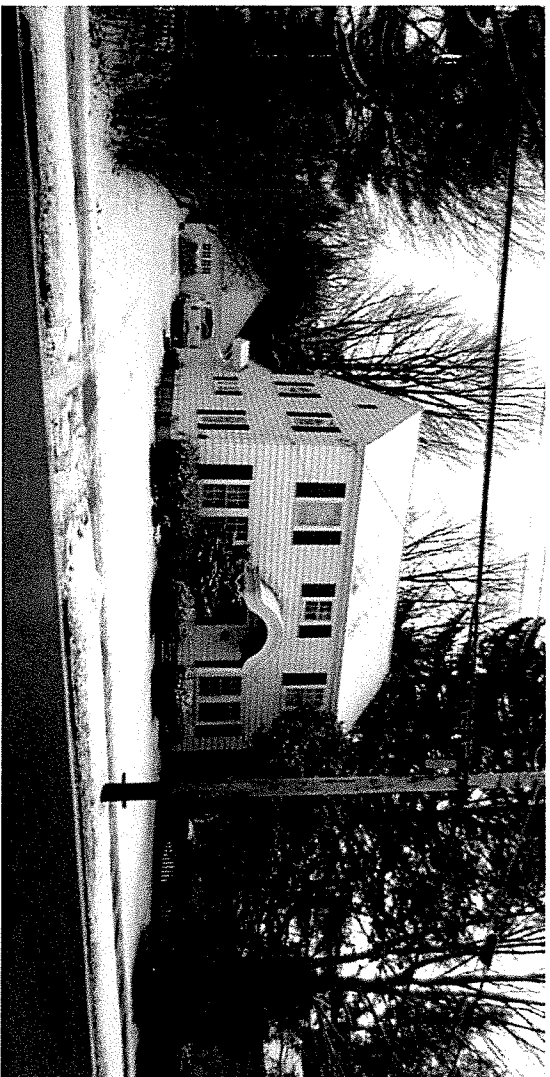
NEIGHBORS - NORTH ST - NORTH SIDE OF STREET



NEIGHBORS - NORTH ST - SOUTH SIDE OF STREET

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152 N PROSPECT ST, BURLINGTON, VT  
FEBRUARY 11, 2016

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NEIGHBOR - NORTH PROSPECT ST



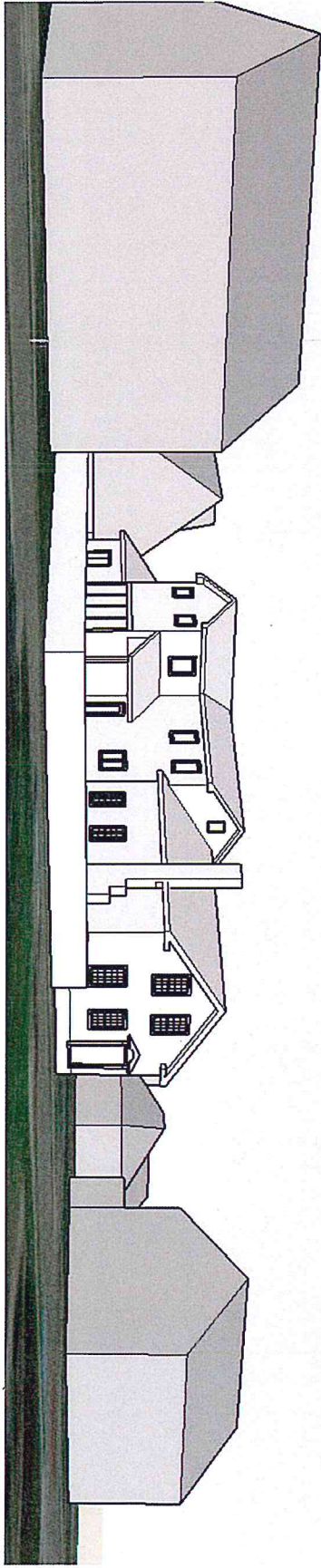
NEIGHBOR - PROSPECT HILL ST & NORTH PROSPECT ST FACADES



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152 N PROSPECT ST, BURLINGTON, VT  
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NORTH PROSPECT ST - LOOKING SOUTHEAST WITH NEIGHBORS



SUMMER VIEW

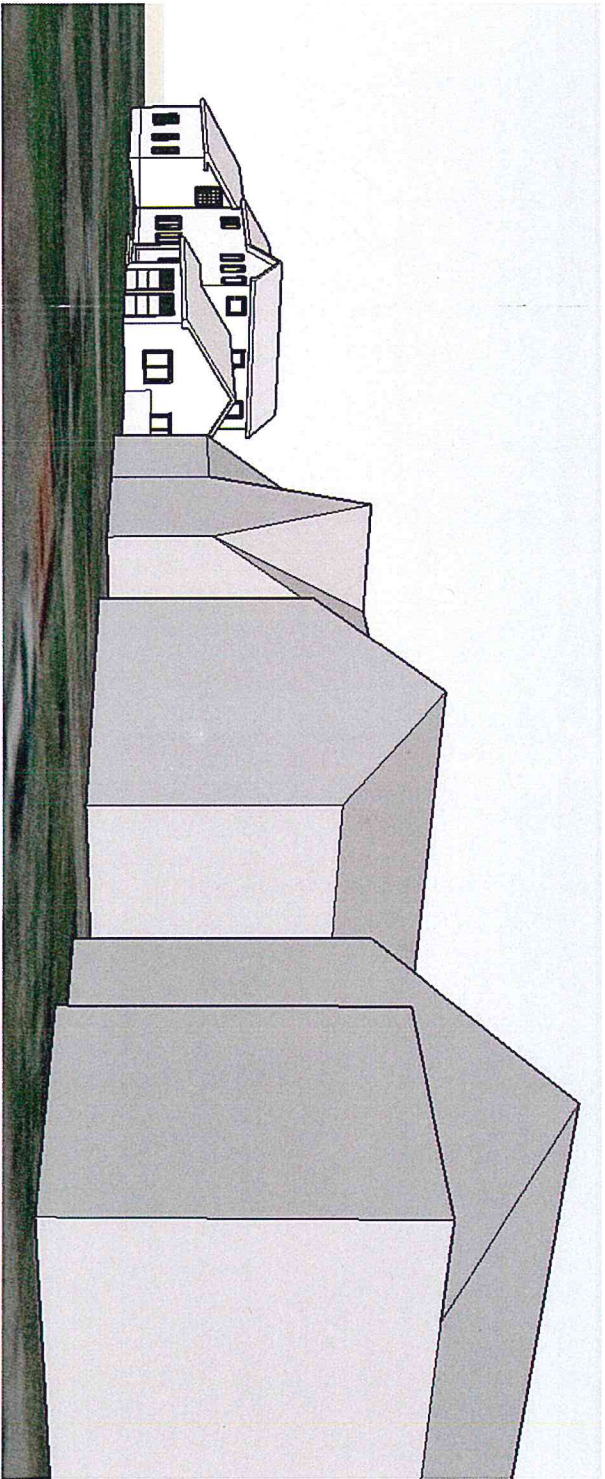


WINTER VIEW

HAWKINS-HILKE RESIDENCE  
152 N PROSPECT ST, BURLINGTON, VT  
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NORTH ST - SOUTH FACADES WITH NEIGHBORS



SUMMER VIEW

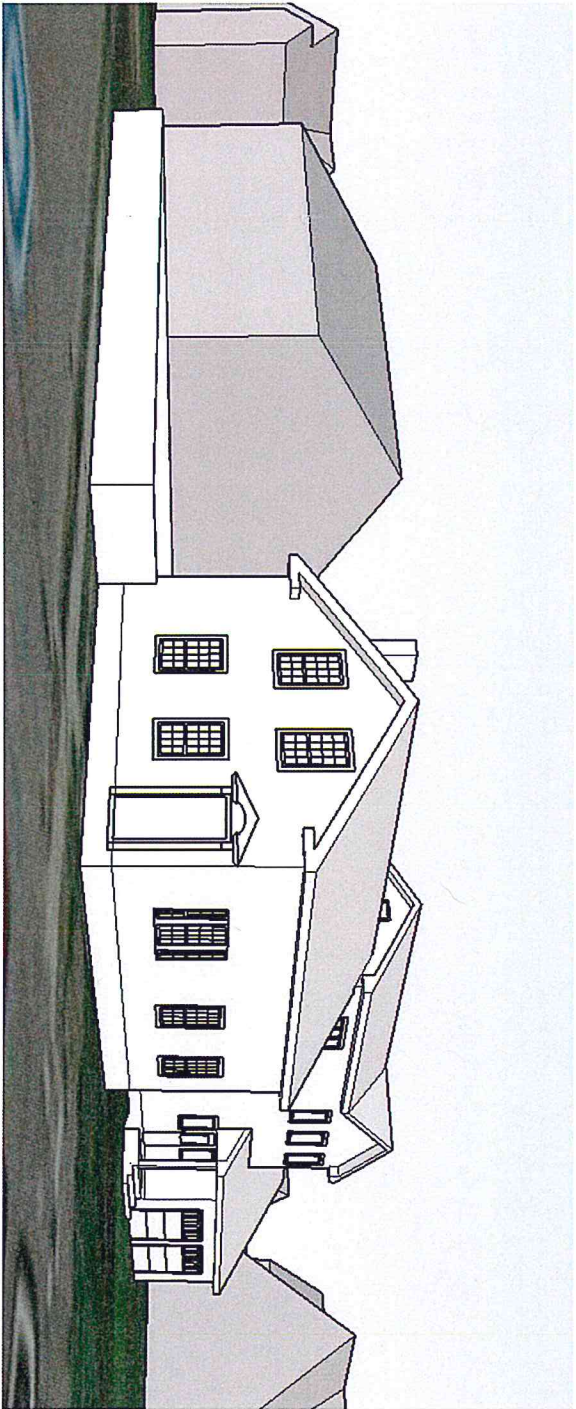


WINTER VIEW

HAWKINS-HILLKE RESIDENCE  
152 N PROSPECT ST, BURLINGTON, VT  
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NORTH PROSPECT/NORTH ST - CORNER VIEW



SUMMER VIEW

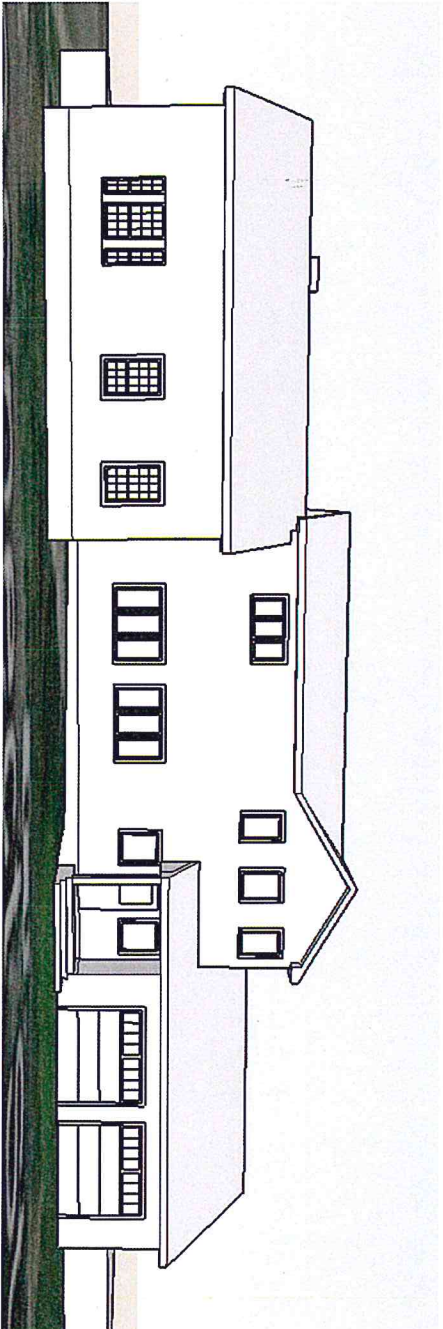


WINTER VIEW

HAWKINS-HILKE RESIDENCE  
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NORTH ST - SOUTH FACADE

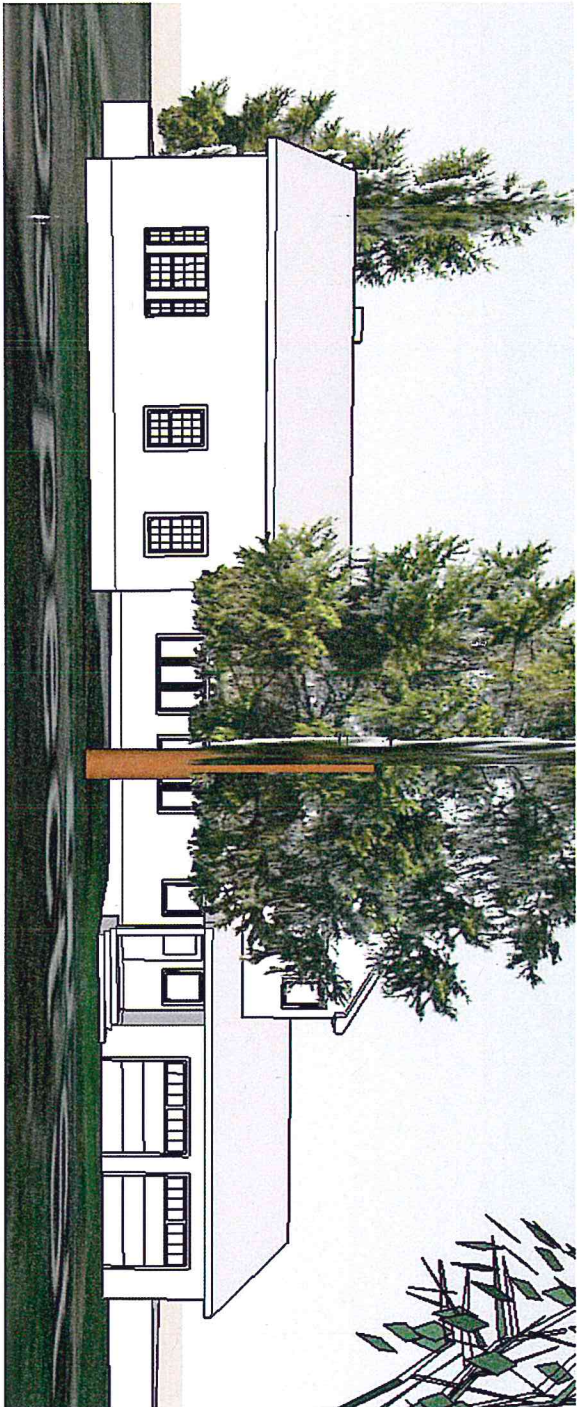


NORTH PROSPECT ST - WINTER VIEWS

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NORTH ST - SOUTH FACADE - WITH TREES



NORTH ST - LOOKING WESTERLY WITH TREES



HAWKINS-HILKE RESIDENCE  
152 N PROSPECT ST, BURLINGTON, VT  
FEBRUARY 11, 2016

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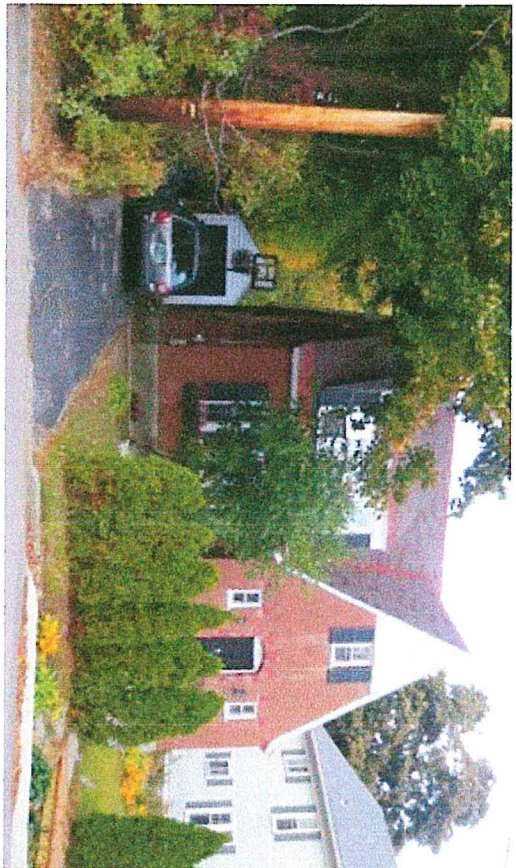
EXAMPLES OF TALLER ADDITIONS/REAR PART OF BUILDING



HAWKINS-HILKE RESIDENCE  
152 N PROSPECT ST, BURLINGTON, VT  
FEBRUARY 11, 2016

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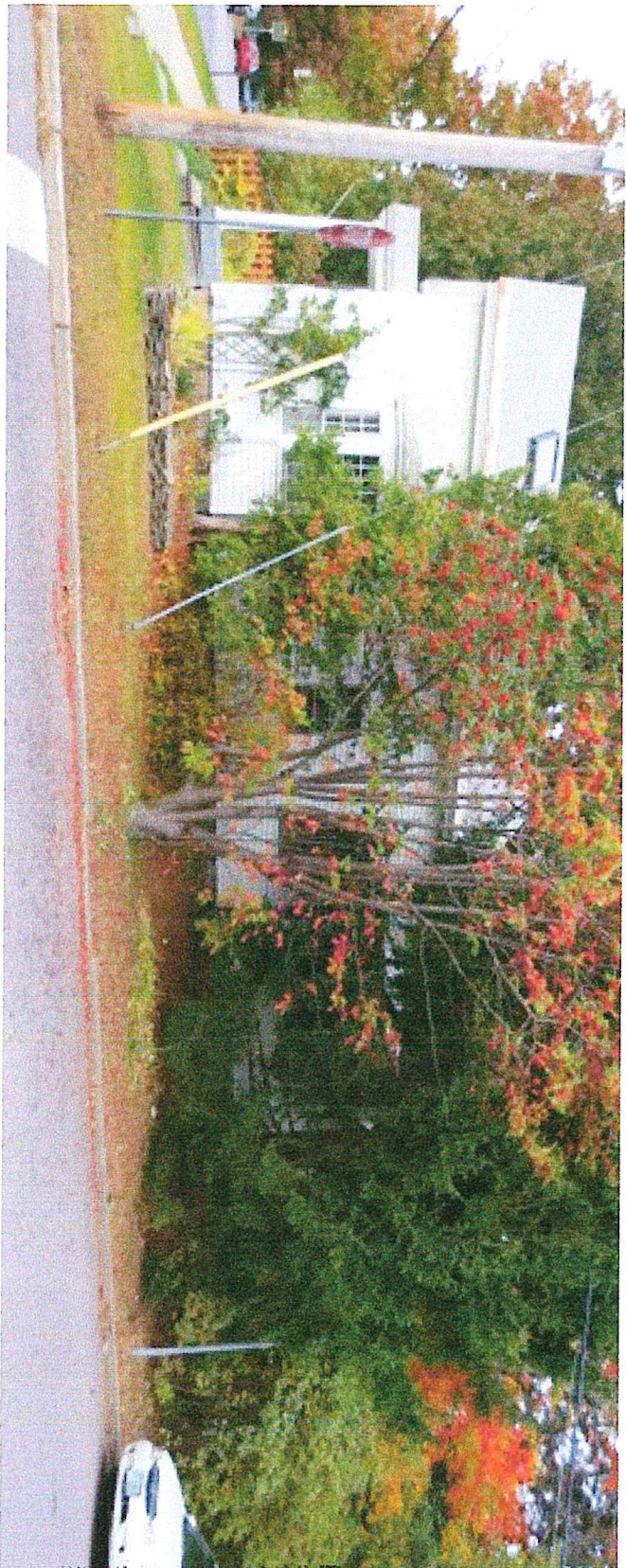




NORTH STREET - NEIGHBOR TO THE EAST



NORTH STREET - NEIGHBOR 2 LOTS TO EAST



NORTH STREET - SOUTH FACADE

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JANUARY 19, 2016

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NORTH PROSPECT - NEIGHBOR 2 LOTS TO NORTH



NORTH PROSPECT - NEIGHBOR TO NORTH



NORTH PROSPECT - WEST FACADE

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152 NORTH PROSPECT ST, BURLINGTON, VT  
JANUARY 19, 2016

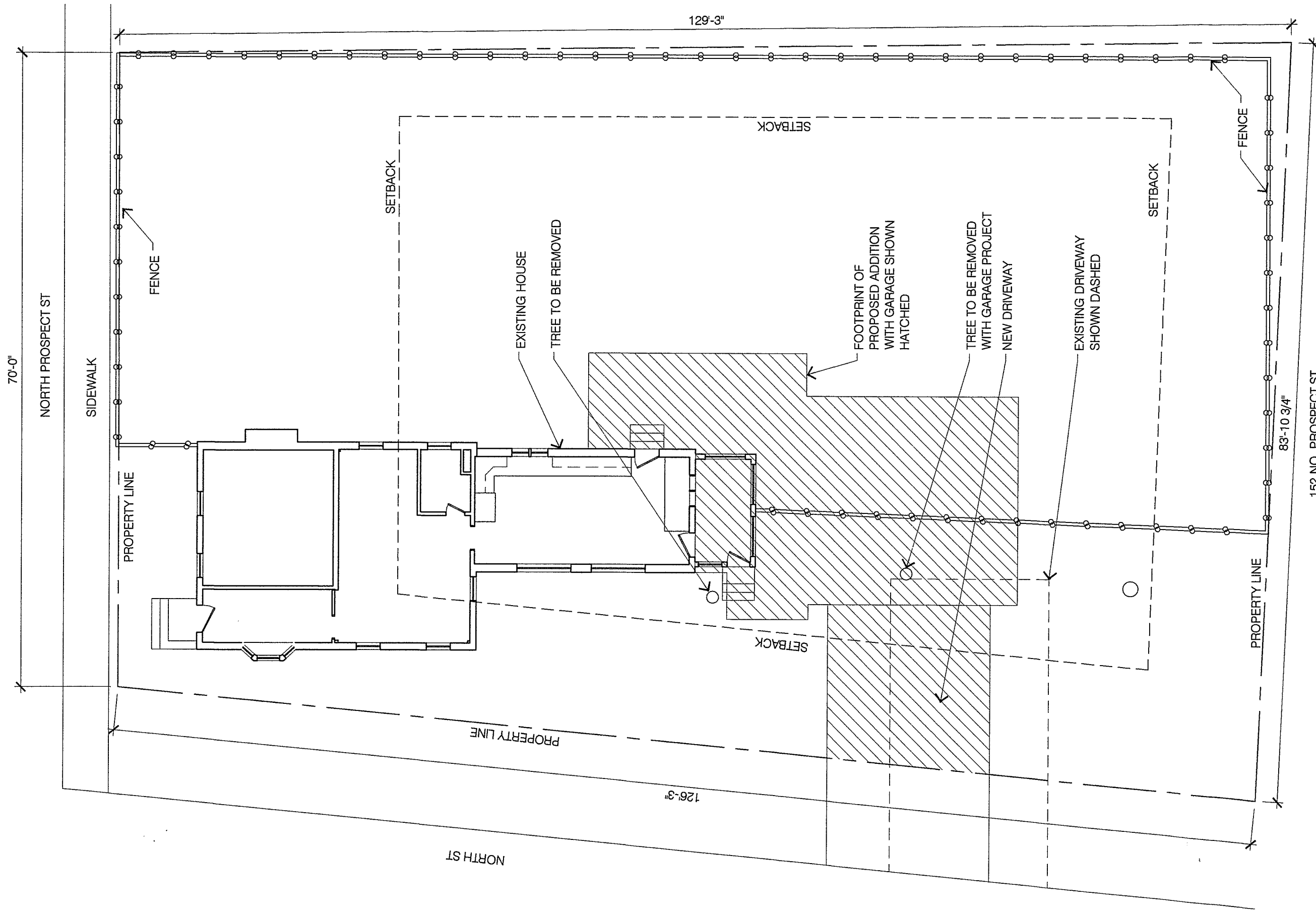
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152 NORTH PROSPECT ST

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PROPOSED SITE PLAN

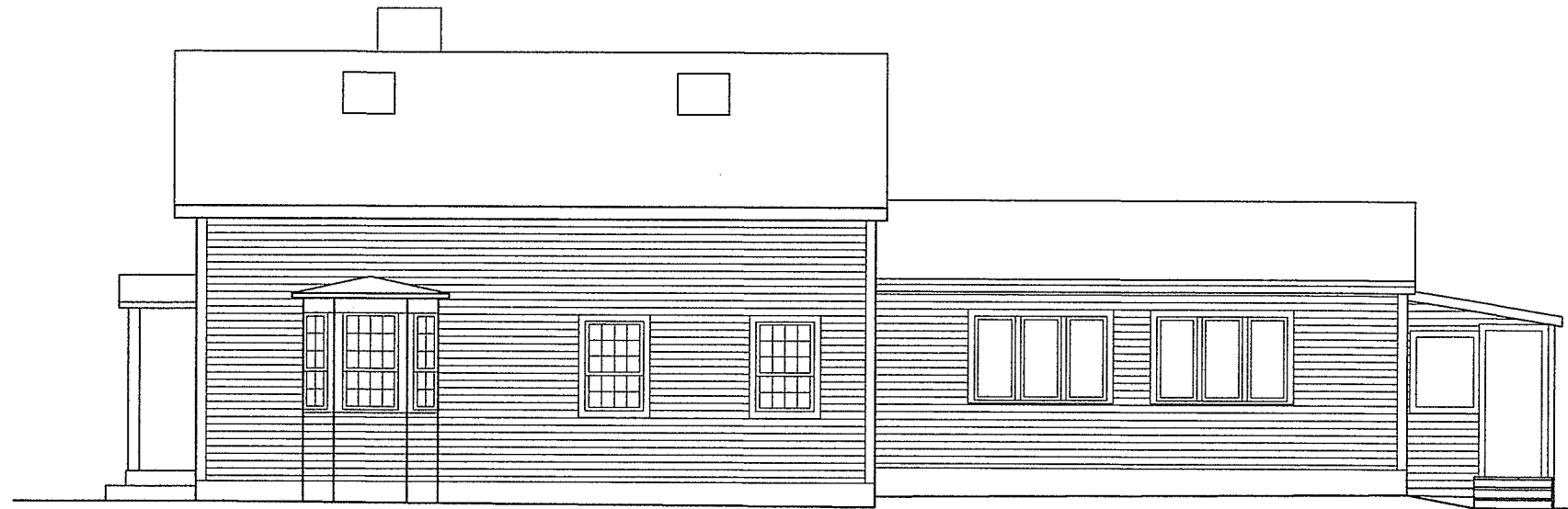
SCALE: 3/32" = 1'

152 NO. PROSPECT ST.  
ZONING: RL  
LOT SIZE = 9,812 SF  
35% ALLOWABLE LOT COVERAGE  
HOUSE FOOTPRINT = 1,129 SF  
DRIVEWAY/WALK = 424 SF  
TOTAL = 1,553 SF = 15.8% LOT COVERAGE  
NEW ADDITION = 1,005 SF  
NEW DRIVEWAY = 120 SF  
EXISTING REMOVED = 106 SF  
DRIVEWAY REMOVED = 143 SF  
NEW TOTAL = 2,399 SF = 24.4% PROPOSED LOT COVERAGE



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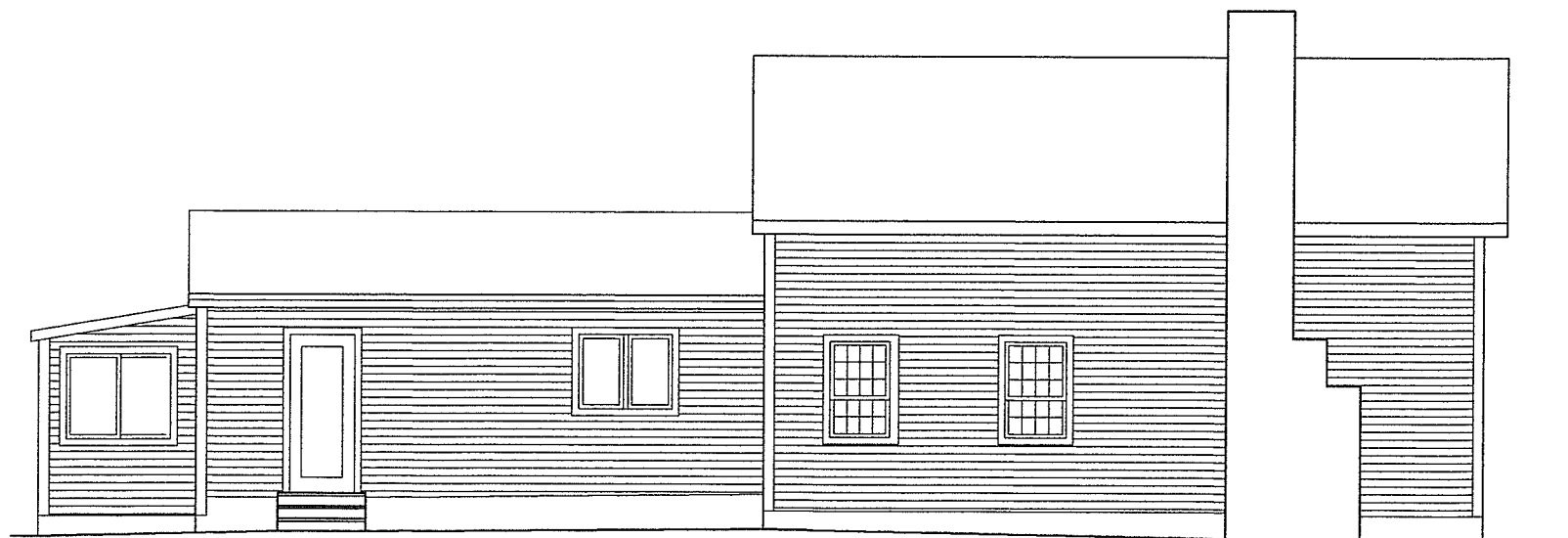
A-1  
ZONING DRAWINGS  
JANUARY 19, 2016  
HAWKINS-HILKE RESIDENCE  
152 NORTH PROSPECT STREET  
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4 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'



3 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'



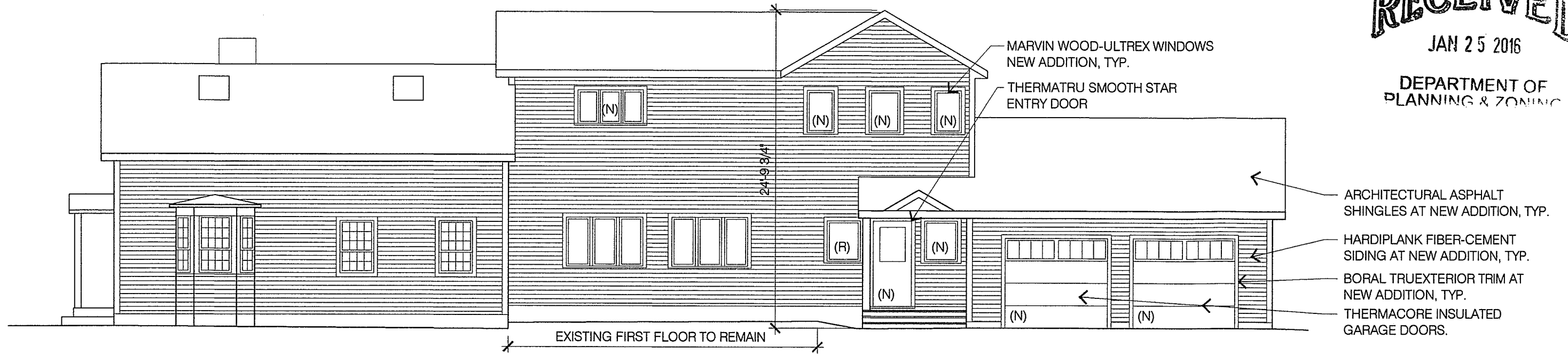
2 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'



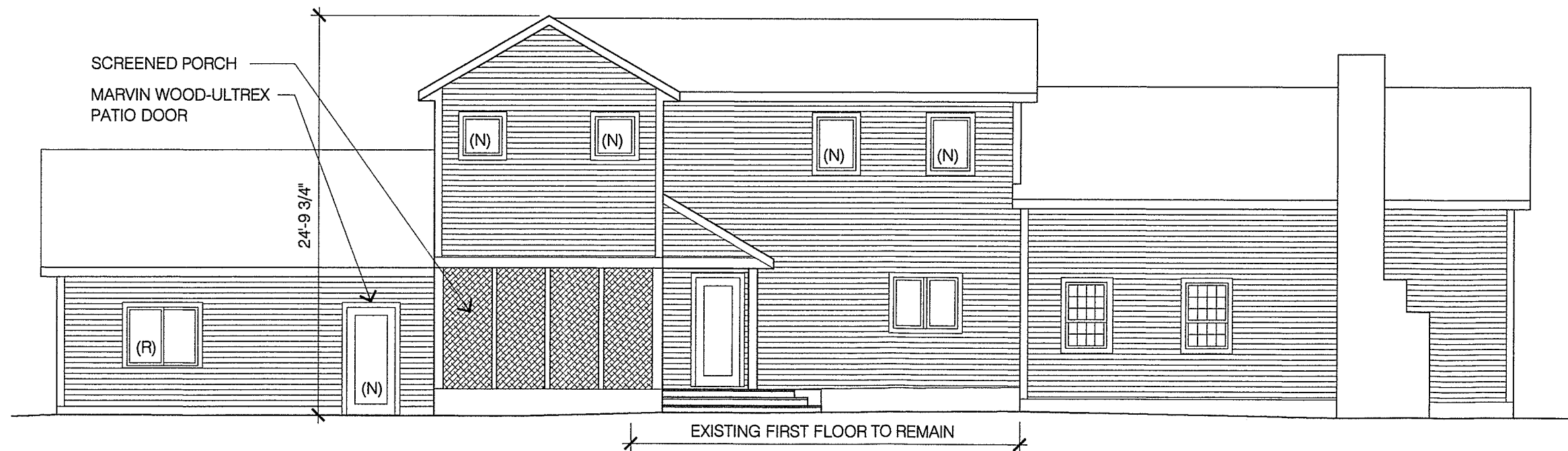
1 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'

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**2 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'



**1 PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'

NOTES;  
(N) - NEW WDW/DR  
(R) - RELOCATED  
EXISTING WDW/DR

**A-3**

ZONING DRAWINGS  
JANUARY 19, 2016

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